

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Otonel Guzman</u>
	MAILING ADDRESS: <u>73 N. Robinson Rd.</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Lorena Guzman Date: \_\_\_\_\_

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: _____
	COMPANY NAME: _____
	MAILING ADDRESS: _____
	PHONE: _____ EMAIL: _____

<b>SITE INFO</b>	STREET ADDRESS: <u>73 N. Robinson Rd.</u>
	PARCEL #: <u>R27939</u> LOT SIZE/AREA: <u>2.76</u>
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: _____ SECTION: _____ TOWNSHIP: _____ RANGE: _____
	ZONING DISTRICT: <u>RR</u> FLOODZONE (YES/NO): _____

<b>HEARING LEVEL APPS</b>	<input checked="" type="checkbox"/> <del>ADMIN</del> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>CR 2022-0013</u>	DATE RECEIVED: <u>5/10/2022</u>
RECEIVED BY: <u>Sage</u>	APPLICATION FEE: <u>\$1,235.00</u> CK MO <input checked="" type="radio"/> CASH

We want to rezone the property  
into a R1 zone.

73 N. Robinson Rd.  
Nampa, Id 83686

Parcel B.  
1.75 Ac

Parcel A  
1.01 Acre-

Lorena Gulman



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 73 N. Robinson RD	Parcel Number:	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 1	Current Zoning: 2.76
Description of the Request:		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Otoniel Guzman		
Company Name:		
Current address: 73 N. Robinson RD		
City: Nampa	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: 3/5/22	MEETING LOCATION: 73 N. Robinson RD	
MEETING START TIME: 10:00 am	MEETING END TIME: 10:10 am	
ATTENDEES: None		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Doniel Ezman

APPLICANT/REPRESENTATIVE (Signature): Doniel Ezman

DATE: 30 / 5 / 22



# LAND USE WORKSHEET

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## LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

**1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

**2. SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: \_\_\_\_\_

**3. IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☒ Irrigation Well ☐ None

**4. IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

**5. ACCESS:**

☐ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

**6. INTERNAL ROADS:**

☒ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

**7. FENCING**

☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

**8. STORMWATER:**

☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

☐ Other: \_\_\_\_\_

**9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Canals, \_\_\_\_\_

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

### 2. FIRE SUPPRESSION:

- ☐ Water supply source: PUMP

### 3. INCLUDED IN YOUR PROPOSED PLAN?

- ☒ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: \_\_\_\_\_

### 2. DAYS AND HOURS OF OPERATION:

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

### 3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? \_\_\_\_\_ ☐ No

### 4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

### 5. PARKING AND LOADING:

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

**ANIMAL CARE RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** One

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building    ☐ Kennel    ☒ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☒ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☒ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



## Notice of Neighborhood Meeting Conditional Use Permit Pre-application requirement for a Public Hearing

4 January 2022

Dear Neighbors,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:** ~~15 January 2022~~ *march 5*

**Time:** ~~3pm~~ *10:Am*

**Location:** 73 N Robinson Rd.

**Property description:** Residential

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

**Otoniel Guzman**



11:44



Done Neighbor Notification...



**KWBOISE**  
KELLER

103

Neighbor Notification Memo

31 August 2021

RE: 73 N Robinson Rd, Nampa, ID 83687

Owner: Otoniel Gusman

To Whom It May Concern:

We at 73 N Robinson Rd, Nampa, ID 83687 are planning to rezone our property. The purpose is to achieve 1 acre plots available for building of residential homes.

Your residence surrounding the property will not be affected by this change and any easements required will be on the owner's land. This is compatible with our surrounding area and residence because it does not incur and major changes to the neighborhood.

This letter serves as notification and is within zoning amendment compliance.

Signed,



1065 S. Allante Place Boise, ID 83709  
208.672.9000

103 N Robinson Rd

Each Office Independently Owned & Operated

①

INSTRUMENT NO. 200449754

PN 81160

## WARRANTY DEED

FOR VALUE RECEIVED REGINA ROSE, AN UNMARRIED WOMAN

the Grantor, doES hereby grant, bargain, sell and convey unto OTONIEL GUZMAN and LORENA GUZMAN, HUSBAND AND WIFE

the GranteeS, whose address is 73 NORTH ROBINSON ROAD, NAMPA, ID 83687

the following described premises, to-wit:

THE NORTH ONE-HALF OF LOT 21 OF WILSON ORCHARD TRACTS, CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT FILED IN BOOK 4 OF PLATS, PAGE 10, RECORDS OF SAID COUNTY.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said GranteeS, THEIR heirs and assigns forever. And the said Grantor doES hereby covenant to and with the said GranteeS, that She IS the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2004 and subsequent years, covenants, conditions, restrictions and easements of record; and that She will warrant and defend the same from all lawful claims whatsoever.

DATED: August 31, 2004

Regina Rose  
REGINA ROSE

STATE OF IDAHO  
COUNTY OF CANYON

On this 31 day of AUGUST, 2004, before me, a notary public personally appeared REGINA ROSE, known and identified to me to be the person(s) who is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Robin Aberasturi  
Notary Public

Residing at HOMEDALE, IDAHO  
My commission expires 03-26-2010



REQUEST PIONEER-NAMPA  
TYPE Deed FEE 30

State of Idaho } ss.  
County of Canyon }

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED 5/16/2022

CHRIS YAMAMOTO, Clerk of the District Court  
and Ex Officio Recorder

By [Signature]  
Deputy

PIONEER TITLE COMPANY  
OF CANYON COUNTY

100 10TH AVE SOUTH  
NAMPA, IDAHO 83641

423 SOUTH KIMBALL  
CALDWELL, ID 83605

200449754



## ZONING AMENDMENT CHECKLIST

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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Administration LAND DIVISION  
NOW VIABLE FARM GROUND



#### Select Application Type:

- ☐ Zoning Map Amendment (Rezone)
- ☐ Rezone (No conditions; CCZO §07-06-05)
- ☒ Conditional Rezone (With conditions; CCZO 07-06-07, See Note 1) **R-1**
- ☐ Zoning Text Amendment (propose amendment to ordinance)

#### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☒ Master Application completed and signed (See attached application)
- ☒ Letter of Intent:
- **Map Amendments:** Detailed letter fully describing how the request meets the following criteria (CCZO §07-06-05 & 07-06-07(6):
    - Is the request generally consistent with the comprehensive plan?
    - When considering the surrounding land uses, is the request more appropriate than the current zoning designation?
    - Is the request compatible with surrounding land uses?
    - Will the request negatively affect the character of the area? What measures will be implemented to mitigate impacts? (See Note 2)
    - Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the request? (See Note 2)
    - Does legal access to the subject property for the request exist or will it exist at the time of development?
    - Does the request require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the request? What measures have been taken to mitigate road improvements or traffic impacts? (See Note 2)
    - Will the request impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (See Note 2)
      - **Conditional rezone** requests must include proposed conditions of approval, restrictions, and/or conceptual plans (if a plan is applicable) that will be considered with the rezone in a development agreement. See conditional rezone option disclosure below.
  - **Text Amendments:** Detailed letter fully describing the text amendment request. Text amendments must be consistent with the comprehensive plan.
- ☒ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter (See attached neighborhood meeting requirements, sample letter and sign-up sheet.)
- ☒ Land Use Worksheet (map amendment only) – See attached worksheet
- ☐ Draft of proposed ordinance change (text amendment only)
- ☒ Deed or evidence of property interest to subject property
- ☐ \$850 Rezone or ~~\$1,235~~ **\$1,235 for a Conditional Rezone**
- ☐ ~~\$2,500~~ **Text Amendment**
- (Fees are non-refundable)



**NOTE:**

1. Conditional rezones require a development agreement between the applicant and County that outlines applicable conditions of approval and/or restrictions.
2. Additional studies (such as traffic, water, biological, historical, etc.) and information may be required by DSD and/or hearing body to fully understand potential impacts.

**CONDITIONAL REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application. Please discuss the conditional rezone option with a DSD Planner prior to application submittal.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Otoniel Goldman

DSD Planner: \_\_\_\_\_

Associated Case No: \_\_\_\_\_

**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 74332

**Date:** 5/10/2022

**Date Created:** 5/10/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Lorena Guzman

**Comments:** CR2022-0013 location 73 N Robinson Rd Nampa

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2022-0013	\$1,235.00	\$0.00	\$0.00

**Sub Total:** \$1,235.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,235.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	114212221	\$1,235.00

**Total Payments:** \$1,235.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00